Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,900.00

M.J. Hart
Affiant

Subscribed and sworn to before me, this 30th DAY OF May, 2013.

M L Hickernell
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC
M. L. HICKERNELL
WILLIAMSON COUNTY, TENN.

MY COMMISSION EXPIRES: 8-19-13 (AFFIX SEAL)

R-VRES-13-6156

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessica Wilson	Churchill Mortgage (NAME)	
6156 Bradford Hills Drive (ADDRESS)	7610 Old Hickory Blvd (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Brentwood TN 37027 (CITY) (STATE) (ZIP)	172-12-0B-222.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we KELLI KING-MORRIS FKA KELLI R. KING, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JESSICA WILSON AND BRIAN A. WILSON, wife + husband hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 266 ON THE PLAN OF SECTION TEN, BRADFORD HILLS OF RECORD IN PLAT BOOK 7900, PAGE 495, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO KELLI R. KING, UNMARRIED BY DEED FROM JOHN HEADLEY AND WIFE, AUDRA L. HEADLEY OF RECORD AT INSTRUMENT NO. 20060602-0065242, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 30, 2006 AND RECORDED ON JUNE 2, 2006. KELLI R. KING HAVING SINCE MARRIED AND NOW BEING KNOWN AS KELLI KING-MORRIS.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 7900, PAGE 495; BOOK 9219, PAGE 115; PLAT BOOK 7900, PAGE 6; BOOK 8069, PAGE 170 AND BOOK 8885, PAGE 517; BOOK 8071, PAGE 531; 8071, PAGE 520; BOOK 8154, PAGE 304 AND BOOK 9779, PAGE 672, BOOK 8896, PAGE 291; BOOK 8377, PAGE 769 AND BOOK 8377, PAGE 808, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

THE SAID RICHARD MORRIS JOINS HEREIN TO CONVEY ANY AND ALL MARITAL INTEREST HE MAY HAVE IN THE ABOVE-DESCRIBED PROPERTY.

unimproved ( )
This is improved (X) property, known as 6156 Bradford Hills Drive, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20130047281 DEEDWARR
Recvd: 06/06/13 11:30 2 pgs
Fees:13.00 Taxes:795.13
20130606-0057543

Witness my/our hand(s) this 30th day of May, 2013.

Kelli King-Morris

Kelli King-Morris

Richard Morris

Richard Morris

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KELLI KING-MORRIS AND RICHARD MORRIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of May, 2013.

Notary Public
My Commission Expires: 5/2014
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903